



PLANNING & DEVELOPMENT SERVICES
120 S McKenzie Street
Foley, Alabama 36535
www.cityoffoley.org
(251) 952-4011

May 21, 2026

Mayor and City Council
City of Foley
407 East Laurel Avenue
Foley, Alabama 36535

RE: Request for Rezoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on May 20, 2026 and the following action was taken:

Vulcan, Inc.- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 2 +/- acres. Property is currently zoned M-1 (Light Industrial District). Proposed zoning is B-3 (Local Business District). Property is located at 339 E. Berry Ave. Applicant is Vulcan, Inc.

Planning Commission Action:

Commissioner Hinesley made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Hare seconded the motion. All members voted aye.

Motion to recommend the requested rezoning to the Mayor and Council passes.

Please let me know if you have any questions or concerns.

Respectfully,

Melissa Ringler

Melissa Ringler
Planning & Zoning Coordinator
mringler@cityoffoley.org
251-952-4011

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Christi Watkins

COUNCIL MEMBERS: J. Wayne Trawick, Charles Ebert III, Roderick Burkle, Larry Engel, Timothy Lower

ALT
15536

STATE OF ALABAMA :

COUNTY OF BALDWIN :

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
Filed/cert. 5/30/2012 2:54 PM
DEED TAX \$ 325.00
TOTAL \$ 337.00
2 Pages

1341295



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **FOLEY HOLDINGS, LLC**, an Alabama Limited Liability Company, ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantor by **VULCAN, INC.**, a Corporation, ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

PARCEL 1:

Being a lot or parcel of land in the Southwest Quarter of Section 21, Township 7 South, Range 4 East, Baldwin County, Alabama, and also being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 21, thence South 13 degrees 05 minutes 37 seconds East, 669.74 feet, thence South 00 degrees 32 minutes 00 seconds West, 663.05 feet to the North right of way of Berry Avenue, thence North 89 degrees 54 minutes 00 seconds East, along said North right of way, 747.93 feet, thence North 00 degrees 31 minutes 48 seconds East, 200.00 feet to the Point of Beginning of the parcel herein described, thence continuing North 00 degrees 31 minutes 48 second East, 184.11 feet, thence North 89 degrees 54 minutes 00 seconds East, 230.00 feet, thence South 00 degrees 31 minutes 48 seconds West, 184.11 feet, thence South 89 degrees 54 minutes 00 seconds West, 230.00 feet to the Point of Beginning of the parcel herein described and being a part of Lot 1, Robinson Subdivision, as shown on map or plat thereof recorded on Slide 1401 -B.

PARCEL 2:

Being a lot or parcel of land in the Southwest Quarter of Section 21, Township 7 South, Range 4 East, Baldwin County, Alabama, and also being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 21, thence South 13 degrees 05 minutes 37 seconds East, 669.74 feet, thence South 00 degrees 32 minutes 00 seconds West, 663.05 feet to the North right of way of Berry Avenue, thence North 89 degrees 54 minutes 00 seconds East, along said North right of way, 747.93 feet to the Point of Beginning of the parcel herein described, thence North 00 degrees 31 minutes 48 seconds East, 200 feet, thence North 89 degrees 54 minutes 00 seconds East, 230.00 feet, thence South 00 degrees 31 minutes 48 seconds West, 200.00 feet to the said North right of way, thence South 89 degrees 54 minutes 00 seconds West, along said north right of way 230.00 feet to the Point of Beginning of the parcel herein described and being a part of Lot 1, Robinson Subdivision, as shown on map or plat thereof recorded on Slide 1401-B.

LESS AND EXCEPT such oil, gas and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED HEREIN ARE MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. There is no access for Parcel 1 except through Parcel 2.
2. Right of way conveyed City of Foley by Mabel Markwood by instrument dated April 18, 1967 and recorded in Deed Book 374, page 1000.
3. Oil, gas and minerals lease, and all rights in connection therewith, by Mabel M. Markwood to Shell Oil Corporation, dated February 7, 1981, and recorded in Real Property Book 91, page 431.

4. Right of way easement granted The Utilities Board of the City of Foley in Real Property Book 82, page 295.
5. Reservation for roadways in Deed Book 21, page 484.
6. Terms and conditions of that certain Purchase Agreement dated April 4, 2012 by and between Foley Holdings, LLC and Robert Hamlin.

The recording references herein are to the Office of the Judge of Probate of Baldwin County, Alabama.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, and the successors and assigns of Grantee, in fee simple, FOREVER.

And, except as to the above and taxes hereafter falling due which are assumed by the Grantee, Grantor does, for Grantor and for the successors and assigns of Grantor, hereby covenant with the Grantee that Grantor is seized of an indefeasible estate in fee simple in said property, is in quiet and peaceable possession thereof, that said property is free and clear of all encumbrances, and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the quiet and peaceable possession thereof, unto the Grantee, and to the successors and assigns of Grantee, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, duly authorized, has caused this instrument to be executed on this the 23RD day of May, 2012.

FOLEY HOLDINGS, LLC
a Limited Liability Company

By: [Signature]

Its: Sole member

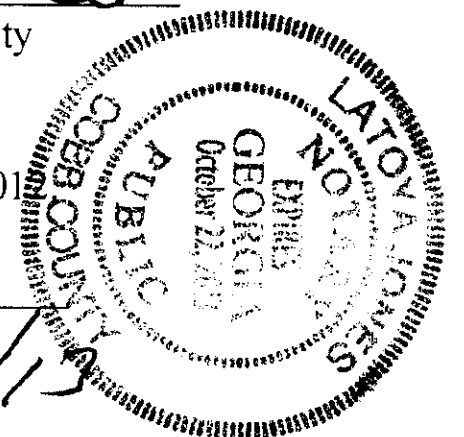
STATE OF Georgia
COUNTY OF Cobb

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Steve Robinson, whose name as Sole member FOLEY HOLDINGS, LLC, a Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he/she, as such member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and seal this the 23rd day of May, 2012.

[Signature]
NOTARY PUBLIC

My Commission Expires: 10/20/13



Address of Grantor:
3305 Stillhouse Rd. S.E.
Atlanta, GA 30339

Address of Grantee:
PO. Box 1850
Foley AL 36536

THIS INSTRUMENT PREPARED BY:
G. DAVID CHAPMAN III, P.C.
Attorney at Law
Post Office Box 1508
Gulf Shores, Alabama 36547
File #12.0961

THE SCRIVENER OF THIS DEED REPRESENTS NEITHER GRANTOR NOR GRANTEE AND RECOMMENDS EACH PARTY RETAIN INDEPENDENT LEGAL COUNSEL TO REVIEW SAID DOCUMENT.

PPIN: 115366

230' X 200' FM NW COR OF SW1/4 RUN S 1320'(S), TH E ALG N R/ W LN 890'(S) FOR POB TH
RUN N 200', TH E 230', TH S 200', TH W 230' TO POB IN CITY OF FOLEY SEC 21-T7S-R4E (WD)

PPIN: 120304

184.1' X 230' COM AT THE NW COR OF SW1/4 OF SEC 21 RUN TH SE 669.17', TH S 663.09' TO THE N R/W OF BERRY AVE TH E 747.93 ', TH N 200' FOR POB TH CONT N 184.11', TH E 230', TH S 184.11', TH W 230' TO POB IN CITY OF FOLEY SEC 21-T7S-R4 (WD)



Alabama Secretary of State



Vulcan, Inc.

Entity ID Number	000-019-473
Annual Report Year	2024
Date Processed	02/12/2024
Reported Legal Name	VULCAN, INC.
Reported Address	NOT PROVIDED NOT PROVIDED, NP 00000
Reported Mailing Address	PO BOX 1850 FOLEY, AL 36536-1850
Agent as Reported	ROBERT LEE 410 E BERRY AVE FOLEY, AL 36536
Agent Mailing Address	410 E BERRY AVE FOLEY, AL 36536
President	BRYAN WOLFE 410 E BERRY AVE FOLEY, AL 36536
President Mailing Address	410 E BERRY AVE FOLEY, AL 36536
Secretary	WILL RICE 410 E BERRY AVE FOLEY, AL 36536
Secretary Mailing Address	410 E BERRY AVE FOLEY, AL 36536
Business Type	METAL SIGNS STAMPINGS

[Detail Page](#)

[New Search](#)

[Browse Results](#)



PLANNING COMMISSION JOINT STAFF REPORT MAY 2026

STAFF RECOMMENDATION: Approval

PROJECT NAME: Vulcan Inc- Rezone From M-1 to B-3

REQUEST: Zoning Application

SUBTYPE: Re-Zoning Application

OWNER / APPLICANT: Salt Church - Bo Smith

ACREAGE: 2

NUMBER OF LOTS: 2

PIN#(s): 120304 & 115366

LOCATION:
339 E BERRY AVE

PROJECT DESCRIPTION:
Vulcan Inc- Rezone From M-1 to B-3

CURRENT CITY ZONING:
M-1, Light Industry

OVERLAY DISTRICT:
N/A

REQUESTED ZONING:
B-3, Local Business District

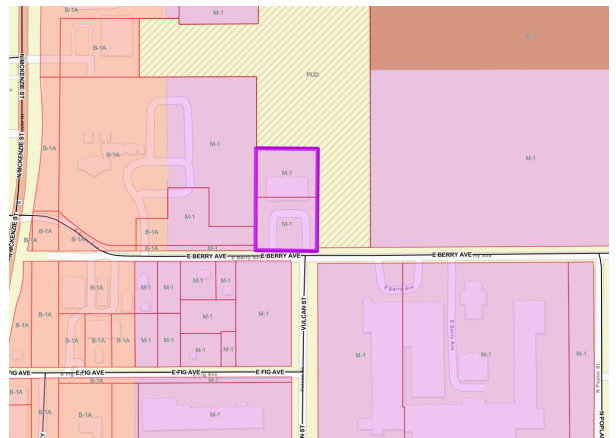
ADJACENT ZONING:
M-1 & PUD

COUNTY ZONING:
N/A

COUNTY LOT SIZE:
N/A

FUTURE LAND USE:
Place Type: Industrial District / General Commercial Corridor

EXISTING LAND USE:
Commercial Office Building



PC JOINT STAFF REPORT**Permit #:** Z26-000008**Reviewer:** Engineering Team, 2519524021, rroberts@cityoffoley.org, Engineering**Review Status:** Approved**Reviewer:** Jackie McGonigal, 251-979-9710, jmcgonigal@cityoffoley.org, Environmental**Review Status:** Approved**Reviewer:** Chad Brewer, 251-943-1266, cbrewer@cityoffoley.org, Fire Department**Review Status:** Approved**Reviewer:** Eden Lapham, 251-952-4011 x 485, elapham@cityoffoley.org, Planning and Zoning**Review Status:** Approved

1. With another church's parking lot to the west, and the new Medical PUD to the east, this rezoning request for the intent of repurposing the building for a church is appropriate and in character with the immediate neighborhood.

Reviewer: Jonathan Cottis, 251-952-4011, jcottis@cityoffoley.org, Building Department**Review Status:** Approved

SCOPE AND PURPOSE: The scope and purpose of this analysis was to conduct a review of the plans and specifications submitted for compliance with applicable codes, regulations and ordinances for the City of Foley. Though every attempt is made to produce a thorough and complete review of the information and plans submitted, no representation is made that every aspect of the construction process has been covered. This document in no way relieves any party from being in full compliance with the legally adopted codes, standards, ordinances and regulations of the City of Foley, Alabama.

APPROVAL STATUSES EXPLANATION:**Approved**

Indicates that the application or request fully complies with the City of Foley's ordinances, regulations, and adopted plans. No further modifications are required. The applicant may proceed to the next step in the development or permitting process.

Approved with Comments

Indicates that the application is generally compliant and may move forward; however, staff have noted additional conditions, recommendations, or clarifications that the applicant must address. These comments do not prevent approval but are intended to guide the preparation of the final plan, permitting, or construction. Compliance with comments may be verified administratively before final approvals are issued.

Not Approved

Indicates that the application does not comply with applicable ordinances, regulations, or adopted plans, or that significant revisions are needed. The applicant must revise and resubmit for further review. The request cannot move forward in its current form.



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 2+/- acres. Property is currently zoned M-1(Light Industrial District). Proposed zoning is B-3 (Local Business District). Property is located at 339 E. Berry Ave. Applicant is Vulcan Inc.

Anyone interested in this rezoning request may be heard at a public meeting scheduled for May 20, 2026 in the Council Chambers of City Hall located at 407 E. Laurel Ave., at 4:00 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman